

## APPENDIX

### Walter Reed Re-Use Plan Public Workshop Alternative Opportunities, July 10, 2010

#### Worksheet 1

Table Discussion on Responses from June 9<sup>th</sup> Meeting

Individual comments captured from participant worksheets, sorted by topic area.

#### **Benefits for the Community Summary**

Below is a summary of the most common answers that were given in response to the following question: what hopes do you have about how the redevelopment of the Walter Reed site will benefit the community?

- Have open/green space and be less densely developed than surrounding areas
- Provide recreational and cultural opportunities
- Contribute to a healthy environment in the area
- Help to keep property values high
- Provide job opportunities
- Make educational and cultural facilities available
- Provide a variety of housing options
- Have retail and shopping options for the community

***Do you think this is a good summary of the ways you hope the community will benefit from the redevelopment of the Walter Reed site?***

#### General

- yes / good / Very good summary / I like the priorities
- I think the priorities of the lists are perfect. This summary captures the feeling of participants.
- An excellent summary! I do this kind of work and as an editor & writer and your staff is right on point with this synthesis
- The list is sufficiently broad to include most discussions
- The points seem comprehensive though pretty middle of the road.  
Yes, however, Fire Station
- Yes, again it doesn't correspond directly with the PowerPoint. Perhaps you can include both GSA and State Department Land Use
- How the property will be opened up to allow passage through the entire site including GSA and State Dept.
- Fairly good, but still need to know what GSA and State Dept are planning to do since their development affects the DC area greatly.

#### Housing

- Yes - but 2nd bullet, focus on senior housing. Don't see need generally for more housing at this site.

#### Institutional Use

- Is there still a possibility for Howard University Hospital to be located here
- Not supporting major institutional use - Why so prevalent in scenarios?
- Wording is typically planner/meeting management synthesis. But does not necessarily explain how an integrating, compatible multi-use construct communicates preservation, environmentally beneficial developmental implementation can occur.

#### Open Space

- Highest priorities would be combination of green space (well lit so it is safe), job training, and affordable housing with all construction work done by local workers earning living wage or higher mixed use
- So-So: This is an old development - think Promising Open Space. Open space is in this priority but not mentioned on subsequent pages. Also, open space does not priorities trees that are decades/centuries old cannot be easily replaced and they are the 1st thing destroyed by developers.
- Recreational opportunities, including dog parks and jogging trails

#### Retail / Revenue

- No. It does not specifically consider generating new revenues for DC, including the value of new retailing and housing new residents. DC's revenue shortfall makes attention to these issues critical
- Yes, Also in general, create more foot traffic on Georgia Ave to support retail stores (this can be created by developing office buildings)
- Overall, this is a good summary. Seems to have left off the portion of the discussion about making this area a destination area in order to attract quality businesses to GA AVE.
- there was a significant discussion of a commercial use hotel
- Fairly good, missing hotel component.
- Comment intended for Job& Revenue Section: Mostly too much emphasis on making money and not enough about making a community place & town center.
- Retail, especially big box, would be my lowest priority. We need to figure out how to better support existing retail.

#### Seniors

- What happened to the projects for the elderly?
- Including senior housing in housing options

#### Transportation

- Opening 16th Street Gate / access / for affordable housing, need car truck access
- Maybe a bridge over 16th Street to cable car down mountain to access parking for car. Maybe collect deer in that area to prevent the Park deer from being dangerous to cars and hosta plants
- Parking, Pathway to metro more pedestrian friendly

#### Veterans

- I think this is an accurate summary
- Need something for VETS, especially homeless vets. This came up at our table and server other from what I heard last time
- Close and board

### **What should be added to this list to make it better?**

#### General

- Can't think of anything missing, but perhaps you might want to add a caveat for readers that the listings are no in priority order
- This meeting has a distinct bias towards the Ward 4 community. That's understandable because they will be immediately affected. However, as a resident of DC, I am offended by the lumping together of non-Ward 4 residents with anyone outside of Ward 4 (including non-DC residents). I am disinclined to participate when the process seems to devalue the contribution of DC residents who live outside the ward. In addition, the support of all DC residents is crucial to the success of any ventures here.

#### Community

- How we benefit from Diversity
- Ethiopian and Spanish groups - too homogeneous; need foreign language, seniors and low income
- Music performance venue cultural
- Aura and Spirit of Healing important
- Integration of Government Property
- Understand important historic value of the site

#### Housing

- Specify that "a variety of housing options" includes affordable housing for the homeless. housing
- I would put priority on 1) Housing 2) Jobs
- No Public Housing - No Residential Use
- THC - great affordable, socially supported family housing/ especially for military/veterans would be my hope
- All housing affordable, workplace, supportive (homeless vets especially) - dispersed thru the community

#### Healthcare/Medical

- after-hour Pediatrics Clinic
- Office buildings for medical specialties; providing a center for the Arts, as well as physical education activities (such as organized sports being offered).
- A health clinic center
- Health Care was left out

#### Mix Use

- Mixture of residential and institutional
- Faith Based Issues/ Youth Issues/ Educational - Recreational Opportunities
- Campus Environment
- Free

#### Open Space

- Walkable, vibrant urban node w/ maintained green space & historic pres.
- Make site welcoming - Example: No Fences, Good Landscaping, No sterile vistas
- Peace, trees, uniqueness of the area, historic, serving neighborhood recreation needs
- Topography/Trees
- Emphasize protection of trees, particularly old growth. Open space is not the same issue. Trees might complicate development - but hey add grace, beauty and peace to any community, and they do not grow quickly
- Import to maintain current green space and mature trees
- Preservation: (As a development Response) of grounds, topography, cultural resource facilities. Not just buildings, but historic scene is preserved and used as educational tool for community, region and nation. (Battlefield of Fort Stevens, Army Post)
- Re-integrate, allow use of park land again like pre- September 11
- Opportunity cost invoiced in the loss of green space and mature trees
- Walkable (Not just recreation trails. Every day walking)

#### Retail / Revenue

- Enhance Development of upper Georgia Ave
- Nothing to add but delete the last bullet (retail options)
- Hotel
- Focus on spill-over impact on GA Businesses
- Make this area a destination to assist Georgia Ave development and also attract more quality businesses and organizations to the area.
- Development of a theme
- How this exceptional property remains exceptional and not reduced to them shopping center or office park.  
-- Good place for Sunday Brunch
- No pawn shops at Georgia and Fern
- Upper GA Ave retail establishments / Integration / Preservation
- Retail should be kept small; coffee shops, bakeries, etc. no big retail
- One thing they've done with the Presidio (former military base) in Sand Francisco is non-profit office space. Would be curious to know if there is a demand for that
- No 24 hour operations
- Job opportunities for DC Residents - no recent relocators from MD, VA w/out a DC ID card / employment for Neighbors
- WIC Program

#### Transportation

- Access to public transportation. Re-arrange the Takoma Metro station access point at Dahlia & Blair to make the Water Reed area more Walkable from the Metro Station. Emphasize Walter Reed's proximity to the Metro; many people don't realize how close it is.
- Expand and integrate Aspen Street side w/ sidewalks:
- Good sustainable models of transportation
- Traffic Flow - limit access of cars / bus traffic to campus
- Maintain entrances
- Transportation and roadway issues; Improve transportation flow and availability
- Public and private transportation system, routes, streets (Moving from a gated to an integrated community)

- No mention of uniqueness, transportation issues, [public parking]
- Good public transportation and integration of surrounding community roads and busses transportation

#### Veterans

- Homeless wheelchair veterans
- It would be a scandal if there was no legacy for Vets. The land is free if it goes towards uses such as housing for homeless. It would be great to add this opportunity to honor our vets, especially disabled veterans

### **Preservation and Re-Use**

The top priorities that emerged from a discussion of how to develop a reuse, preservation and development strategy that encourages new use and investment on the site were:

- Integration of the site into the surrounding community
- Support for Georgia Avenue
- Use of the site for public benefits
- Focus on preservation and re-use of existing buildings

Some of the most common suggestions that were made about how to promote historic preservation and generate new uses were:

- Preserve existing open space
- Maintain the natural topography of the land
- Have walking and bike trails that can be utilized by the surrounding areas
- Have mixed use development with a "town center" type feel
- Have a museum available to the public because the site is a national treasure
- Make good use of the existing older buildings

**Do you think this is a good summary of what the priorities should be in preservation and re-use?**

#### General

- Yes, Good summary / a good general list / these sounds pretty good! / These are excellent goals
- Ok, but better use of terms preferred
- Excellent, Perhaps you might want to explain what "support" means for Georgia Ave
- What if residents in the community don't want to be integrated
- Yes to the above list, not to the presentation
- Is the statue staying up or going to the Bethesda site? Will the name remain since the Bethesda site is being renamed Walter Reed Medical Center?
- Concentration, no repeating the same kind of space as our surrounding malls and spaces of that nature. Keep this site unique.
- Traffic -> vehicular access

#### Open Space

- Yes. Keep historic buildings, trees, topography
- Especially preservation of green space. Why was that not part of the priorities?
- Again, open space does not necessarily protect trees. Preservation is a better term, trees should be specifically mentioned. Protection of trees provides an excellent indicator of a developers desire to respect a community. Summary is otherwise fair. / Also preserve old growth trees and make sure park area designed in a way to protect security. Could also use some space for community garden

#### Preservation

- I would like specific information about planned preservation of the old hospitals and its Eisenhower suite, marble hallway, Pershing Fountain, the rose garden, the memorial chapel etc
- "Have a museum available to the public because the site is a national treasure" very minority opinion. Not majority view.
- Don't think museum would be workable- learn lessons from DC museums at Mt. Vernon Square. There's too much competition in DC.
- Yes. Keep historic buildings, trees, topography

#### Preservation and Re-use

##### What should be added to this list to make it better?

#### General

- Major evaluation of environmental conditions (soil, asbestos, team plant) what is the eventual use of steam plant?
- Add tot lots to attract young families
- There was significant conversation about maintaining health services on the site and incorporating senior living
- I strongly support THC proposal with social support for affordable housing. Could be targeting military and veteran families

#### Open Space

- Add an urban forest
- Parks with multiple uses. Such as a section for dogs an "adult play set" like a park or trail, young kids section
- \*Trees, topography, historic buildings, green space along GA Ave. frontage to beckon shoppers into campus and to the business corridor/nodes north of Fern St. \* Create garden like commemorative area along GA Ave. frontage re. respect for veterans \*Good sustainable modes of transportation

#### Preservation

- Markers for historic buildings, creative use of historic buildings
- Don't go overboard on preservation. Demo unneeded buildings such as the metal building near Georgia Avenue
- I think make some of the areas that are preserved "tours and stops" or heritage trails would really help drive people and quality business and services to the area.
- Some of the unattractive recent additions could be demolished but ... some very attractive older buildings that should be preserved, connected to other uses
- 1. Historic buildings, trees, topography 2. maintain closed entrances
- Need to create or use an existing historic marker system or strategy for the entire city.
- Does not specifically mention recreation areas such as tot lots, which are essential to attract young families. By integration it needs to include the ability of motorists, cyclists, and walkers to go from side of the campus on GA Ave. to 16th St.

#### General Re-Use

- One good restaurant
- I think it's important for the design team to be given latitude with what they think is truly "valuable to reuse. I think there are many areas where the infrastructure, in particular ... and roads are not important to preserve and it would be better to remove and start over to actually create spaces people can use and enjoy and remove much of the spaghetti that is the site.

- Need for more and broader education, feedback on a community, regional, national basis. Better relationship of historical tourism as revenue inducement = business, jobs, etc.
  - Identify elements that make this property unique, size, history, condition, past use, location- nations capital-silver spring-Washington diversity
  - Could better emphasize long-term planning rather than short-term chaos. Don't want repeat of Silver Spring, topography, preserve
  - Security plan
- Transportation
- Is there any chance of extending 14th street through the campus? It's cut off by Walter Reed and it would be great to be able to use it as a through street. 13th St. too. Reconnect the street grid as much as possible and of course it must be pedestrian-friendly and bikeable

### **Mix of Uses Summary**

The priorities that emerged from the discussion of possible mixed uses on and around the site were:

- Provide a range of housing types
- Attract high quality retail
- Provide publicly available open space
- House cultural programs for the community

Some of the most common ideas that were specifically suggested about how to accommodate a mixture of uses were:

- Attract small independent businesses
- Have upscale office space
- Provide space for cultural events and other community activities
- Have a health club with exercise and recreation facilities
- Have a business/technology incubator that includes workforce training

**Do you think this is a good summary of what the priorities should be for possible mixed uses on and around the site?**

General

- Yes / This summary seems accurate / This is a good summary
- Add firehouse / FIRE STATION? Good idea! Maybe use air space above like DC/West End
- Yes. Youth programs- outlets/ educational/ recreational.
- Left out Veterans

Housing

- Make sure you include senior housing as part of the housing options
- Disagree with "range of housing types." If obligated to provide single family homes the land/ open space will quickly be used up. There is excellent housing in building 14 and Mologne House already. Focus of mix of uses should consist of non-housing development, combined with excellent transit as a draw from DC and silver spring
- Should specify that a range includes affordable and supportive housing
- Delete bullet 1 (2?)
- No. We discussed preserving the residential zoning along Georgia Avenue

Retail / Revenue

- No! I think a strong ... of natural retailers would be a very welcome addition to the site
- I think this list omits the emphasis or interest, of some for longer stores/retail sites on this property. I didn't sense any major resistance to large department stores on the site as anchor stores
- "High quality retail" and "upscale office space" are a little more exclusive than I remember being discussed in the first meeting. The neighborhood is more middle income especially Brightwood

- Generally, yes. Question: What is the definition of "high quality" retail? Versus "useful" retail that means residents can shop locally for everyday needs rather than drive to other areas for "everyday" shopping
- Don't remember incubation conversation. Don't ever remember upscale office Retail
- OK, except for emphasis on "high quality retail"
- Upscale won't site here anyway. Don't agree with "high quality retail." Need to support existing, struggling retail. No sense competing with Silver Spring.
- Yes, but include concerns that retail stores on GA Ave. are suffering now. Development of retail should be gradual to protect current businesses.
- Intellectual theme that keeps this property as a stand out community Re-Use

#### Transportation:

- Where will exits be? (Georgia and Aspen?)
- Could integrate the park and property and a pedestrian bridge/ cable car down the mountain. Small fee might pay for this attraction.

### Mix of Uses: What should be added to this list to make it better?

#### General

- Include a satellite office for police department to improve security.
- Parking below ground would be advantageous and shuttle buses to Metro.
- Veterans programs/housing/support
- Add consideration of what GSA + state department uses entail

#### Health

- Add small health clinic. Coordinate plans with Silver Spring. Make sure we don't duplicate what already is there. Make sure we don't have an adverse impact on Silver Spring.
- Howard University Hospital- Couldn't the Walter Reed "new" hospital building 2 by HUH hospital. Wouldn't require rebuilding cost of new hospital.
- Also, health care facilities like a dialysis clinic, massage, sports medicine, physical therapist
- Include a destination aspect to this space i.e. hospitality, tourism, etc. This should also include consideration and support for small business

#### Housing

- No public housing
- As much diversity of housing as possible, dispersed through the community

#### Open Space

- A dog park should be part of the recreational facilities. Right now the closest one is in Hyattsville. It would be a great asset to this community.

#### Recreation

- What was missing from the goals presented in the PowerPoint was recreation
- Along with health club it... perhaps other outdoor/indoor sporting venues like skating rink, tennis/basketball courts, etc.
- Health club! Would love to see outdoor facilities geared towards adults. Kids too.
- Play ground, kids center, recreational activities

#### Retail / Revenue

- Job creation, possible training for DC residents
- I think the site has the capacity to support much higher d... of office space
- Would like to see urban plaza wrapped with retail on Georgia Avenue
- Hotel
- Cultural/ Historical tourism
- Should flow into the community. Retailers should be relevant to neighborhood, the site should not be closed off like Walter reed is currently
- What is high quality retail/ upscale office? How do you measure quality or upscale. What happened to the discussion regarding health care

- It's quality retail not on Georgia Avenue but inside campus to form a node of good retail that feels comfortable and neighborly. With an inviting, green garden like frontage on GA Ave. that beckons people to come in the campus as well as the unique commercial corridor north of the campus, which has good potential if sensitivity is taken into serious consideration. This is important for sustainable development
- Development of Sculptural Gardens. Great place for Saturday and Sunday brunch gatherings. Cluster at garden restaurants around jays - gospel singers - quartet
- We don't need the big international retail chains - GAP, banana republic, etc. We need small retail that would be used by local residents that are currently lacking- coffee shops, small restaurants, bakeries, small grocery, etc
- Include bike shop
- Include more banks on site
- have 24/7 uses
- Emphasize hospital or education plan that has round the clock operations. Retail has a narrow window and requires more employees/consumers to deliver comparable benefits to community.

### **Jobs & Revenue Summary**

The top priorities that emerged from the discussion of how to mitigate the loss of jobs and revenue were:

- Produce new jobs which benefit District of Columbia residents
- Explore ways to have better transportation modes which make the site more attractive
- Generate new revenue for the District of Columbia

Some of the most common ideas that were specifically suggested as a way to mitigate the loss of jobs and revenue were:

- Make hiring of DC residents (particularly youth from the neighborhood) a criteria for selection of developers
- Make the site a business and technology incubator
- Have retail that is family-friendly and culturally relevant
- Have green jobs with light manufacturing
- Have a workforce training center that is targeted at residents from the neighborhoods

***Do you think this is a good summary of what the priorities should be relating to jobs and creation of revenue?***

- Yes / Good
- Important but really not part of use planning, more outcome
- Fair- High-tech, health, education, provide more benefits than retail

Housing

- Link jobs to housing - "live near your work" opportunities
- Make people who live here for reduced or free rent works on the property to the extent they can

Retail / Revenue

- Yes, revenue creation should be a major goal
- Mostly too much emphasis on making money and not enough about making a community place and town center
- Mostly, not thrilled with light manufacturing
- No, jobs and revenue were given disproportionate weight. Quality of life of current residents is more important
- Yes, except the youth and green jobs/ light manufacturing. I don't remember this from the 1st meeting.
- What loss of jobs/revenue is anticipated as it relates to DC
- DC residents in jobs

Transportation

- Transportation deserves a category of its own
- Existing transportation modes need to be given serious attention because the K2 bus is targeted to a monolithic hospitality/military population



### **Jobs & Revenue: What should be added to this list to make it better?**

#### Preservation

- Translate preservation education to topic
- Historic information commemoration of Civil War of W.R. healing all wounded veterans over 100 years. Health sector should be developed including accommodating senior residents
- Quality of life, historic preservation. Respect for history of the site.

#### Training

- Job training for district residents
- Job placement
- [Work force training] not appropriate for demo's

#### Health

- Should try to attract Health facility which tends to provide good, stable employment better than retail. Not just new jobs, but use tax and other incentives to support new green jobs with good pay for DC residents

#### General

- Opportunities for local and small business
- Hiring of local CBE contractors
- Diplomacy
- Nonprofit/services office space
- Additional priorities

### **Implementation & Timing Summary**

The top priorities that emerged from the discussion about implementation strategy were:

- Select good development partners that are able to execute the re-use plan
- Effectively address all environmental challenges
- Minimize the amount of time that the site is not in active use

Some of the most common ideas that were specifically suggested for the implementation strategy were:

- Control crime while property is vacant
- Balance tax incentives with potential revenue generation
- Coordinate with lead agencies for all three parts of the site to ensure compatibility and synergy
- Inform community of any toxins being removed and make it clear who has oversight responsibility
- Minimize construction pollution on surrounding neighborhoods
- Allow for temporary uses to keep the site going

### ***Do you think this is a good summary of what the priorities should be regarding implementation?***

- Yes / Fair
- Yes except: Property better NOT be vacant at all. Need to stage the construction to maintain current level of staffing in the neighborhood
- Yes, especially second point (environmental challenges)
- Preserve quiet, save mature trees, reduce truck traffic on 16th, GA Ave, 14th etc.

### **Implementation & Timing: *What should be added to this list to make it better?***

#### Construction

- A timetable for the community to access so that we are aware of the progress being made
- Very concerned about vacant time and destruction of site
- Noise Control
- Hours of Operation guidelines/restrictions
- Noise Control of steam plants and ventilation system
- Set specific project phases and milestones that are "stand alone", i.e. A portion of the site can be used after each phase

- Development Firms should be required to post Huge Bond.
- Why only "development" - better semantics

#### Environmental

- Check on hazardous substances and dispose of them appropriately
- Missed environmental issues
- Sustainability: storm water management; energy use; reuse of materials; tree canopy
- LEED building standards and advanced energy efficient utility infrastructure (active and passive)

#### GSA Issues

- Integrate GSA & State Plans
- Need to address what use other government agencies will make of the sections they have. State and GSA should be coordinate plan with State/GSA and Montgomery County
- Current Quality of Life

## Worksheet 2

### Second Table Discussion on Four Alternative Ideas

1. What components of this idea do you think are the strongest?
2. What recommendations do you have for this idea?
3. Do you have any other comments on this idea?

NOTE: The numbers in ( ) indicate the number of times this comment was submitted

### Campus District

#### Campus District Strongest Components

1. Least attractive for me (7)
2. Preserves the feel and use of the site currently (3)
3. Uniformity would ensure better preservation (3)
4. Don't like it at all, educational institutions are non-profit and don't add to the tax base (3)
5. Coordination of uses, centralized control, single mission that requires some aesthetics. (3)
6. Seems to be the most ease of use. (2)
7. Use of existing buildings maintain campus feel (2)
8. Retail & mixed use on Georgia Avenue (2)
9. The quiet nature- more green space (2)
10. Green space & historic preservation potential development on Georgia Avenue
11. Place for neighbors and kids can work study
12. Visually attractive possibly the most cost effective
13. Educational facility entrance, neighborhood value, more jobs, preservation
14. Institutional and some limited and well planned retail
15. Many flawed concepts of what is significant - historical, environmental cultural more than merely structural
16. Has appeal but only at a smaller scale and could serve to accommodate health care facilities and senior housing
17. Eliminate the hospital building to re-establish the traditional axis around which building 1 is symmetrical
18. The bike paths

#### Campus District Recommendations

1. More mixed use (8)
2. Lots of day use but none at night (3)
3. Too much institutional not enough residential/retail/mix usage (2)
4. Perhaps not all eggs in one basket. we need good stewards (2)
5. Would continue to close out the community (2)
6. small scale - more diversity (2)
7. Allow for health care providers and educational providers (2)
8. Job focused
9. should probably include some residential
10. Protect more trees - incorporate them into all areas - institutional, residential, retail
11. Don't fill up green space along Georgia Avenue with retail. Makes not sense when nearby retail is struggling
12. No retail along Georgia Avenue frontage but commemorative garden, like green space to beckon people into campus and to a unique potentially vibrant commercial zone
13. rotating bus
14. Connect the green on the Western border to Rock Creek - pedestrian bridge over 16th Street
15. Research institute only to avoid problems(bus, etc.) associated with UG/G campus
16. Re-think not enough green space, environmental, historic sensitivity

17. No public housing, very limited residential use, no affordable housing, no homeless shelters
18. Too status quo
19. Doesn't provide anything other than access
20. Allow for a business incubator
21. No retail use
22. Make sure compatible with plans of GSA/State for their portions
23. The green line alongside the Rose Garden makes an awkward transition when it skirts around Building 1.  
Instead create the 12th street axis as a promenade of sorts and terminate that at 12 Street
24. Minimize vehicle traffic into residential neighborhoods
25. Hotel, office and retail need to be on Georgia; cultural and residential on residential streets
26. Keep 16th street green space do not downgrade this property of neighborhood to strip mall clutter
27. Incorporate a mix of uses including educational, health care and cultural uses add retail on interior grounds

#### **Campus District Additional Comments**

1. Do not like this large amount of institutional space and don't support this concept (3)
2. Reject one user like Howard - or do not give the whole space to one user like Howard (3)
3. Don't like any idea of closed or gated community-least likely to lead to integration with community (2)
4. My first choice -if trees were retained if campus is without cars (2)
5. Does not reflect historical content of only civil war battlefield, historic site with national and city ramifications (2)
6. Will there be a need for purchasing properties on Aspen Avenue?
7. Not clear what the community benefits are
8. Parking needs to addressed
9. Don't think this is smart for this area; the Walter Reed site needs to be a place the community can take advantage of and participate in. Should make the community a destination.
10. No public housing, limited residential use
11. Don't want Howard University Hospital to have the whole thing -rather they have the hospital so they don't have to rebuild
12. A campus is too mono-use. Solely dependent on one user.
13. Too limited in use to the community - too many outside commuters
14. Probably the easiest adaptation of current facility, least amount of disruption
15. No housing no integration in neighborhood
16. Recreational facilities and places where people can gather would be best
17. Need more housing and retail
18. Include Silver Spring in the planning to ensure comprehensive best use to have a beautiful impact on the entire area
19. The serpentine route thru the campus is a deadly walk. Instead re-establish the grid but leave building 14 intact! Incorporate its courtyard.
20. Entrance onto Fern should only include pedestrian not cars/commercial vehicles too disturbing to residential neighbors. Current street landscape does not support vehicle traffic.
21. Where is the firehouse?
22. Expand use of site beyond local create national-global-regional draw
23. It is difficult to have an opinion without understanding what is meant by institutional

## **Neighborhood District**

### **Neighborhood District Strongest Components**

1. Easiest way to integrate the base with the neighborhood (6)
2. more balanced mixed use scenario (3)
3. Linkage to neighborhood grid (3)
4. Best mixed use opportunity - housing, retail and non-profit (2)
5. Love the presence of the pass through green space and the varied possible use. (2)
6. Greenway to Rock Creek Park (2)
7. Like the connections to neighborhood streets but not for major traffic
8. Like linking the streets to existing streets - walk ability /friendliness of it
9. Could be nice if trees & aesthetics are kept - but I fear will flop
10. Good idea to promote residential
11. Love the green space and residential in Plan A
12. A real neighborhood - with parks and some small retail and ability to get through
13. Bike paths and green space
14. Re-activation of 12th street through the campus reintegrates property into the surrounding neighborhood and allows a service drive between Georgia Avenue retail and Buildings 6/12
15. Too much development
16. Retail on Aspen & Street grid enhancement
17. New affordable homes should be integrated as well as diverse architecture
18. Lots of residential
19. The mix use and the residential along Aspen
20. Like gateway to park but keep serpentine drive
21. Pretty good mix of uses proposed
22. Like a small institution or school

### **Neighborhood District Recommendations**

1. Eliminate some residential (3)
2. Retail should be concentrated along Georgia Ave. (2)
3. Better balance of uses -educational/institutional retail (2)
4. LEEDS Standards for neighborhood development (2)
5. The fire station should just be a given
6. retail/entertainment on Aspen is not a great idea
7. Continue with more pedestrian and bicycle use.
8. Put fire station at Georgia & Aspen
9. Maintain green space along Georgia Avenue - Option 2 too institution heavy
10. We need to support residents, keep green space on Georgia Avenue frontage
11. I would favor mixed use, with emphasis on residential
12. Parking?? Green space?? Green space on Georgia Ave.
13. Hospital
14. Do not have a gated community - should be transparent, walkable for the entire community
15. Take care with neighbors on impact of commercial on Aspen and Georgia
16. A Union Station like facility
17. Put residential on residential streets
18. Focus on residential development with some retail commercial.
19. I would not extend 12th street all the way but have it exit at Ga. Avenue but keep a right of way for visual/pedestrian link to 12th St.
20. Recreational and educational uses should be a component of residential development
21. Limit development on Georgia Avenue & Aspen
22. Help integrate the site back into surrounding neighborhoods
23. Make it more interesting
24. Tear down the fences
25. Needs more retail

26. Don't let one institution dominate the site
27. Rethink the whole concept - not enough environmental & human best use of space
28. Don't want to give up commercial use of the Georgia & Aspen corner
29. Make it realistic with State Dept. and GSA ideas
30. Don't want just institutions that are vacant at night
31. Provide a high volume traffic connection between 16th & Georgia Avenue to take pressure off Fern & Aspen Streets
32. If Howard University Hospital needs the space consider EMS access on southeast corner

#### **Neighborhood District Additional Comments**

1. In all ideas - opening Luzon to major traffic is a problem.
2. Small street , lots of kids nice Fort Stevens Park
3. Best opportunity
4. My second choice- there is so much vacant housing space now
5. green spaces in small strips
6. Green corridor idea is good, linking green spaces. We need a good bicycle and walking trails.
7. Movie theatre - excellent money for neighborhood
8. Offer free shuttles from Metro/Takoma and maybe from Silver Spring to jump start sale of residences and give businesses confidence and to ensure they get the employees they need - Important for public safety
9. Mixed use seems more optimal
10. What kind of residential properties will be introduced?
11. Seems too modest for the enormous resource of Walter Reed
12. Where is cultural, office, parking and the firehouse?
13. This proposal is optimal. For the Town Center as well as the Neighborhood district the multiple rights-of-way and re-establishing the grid is essential.
14. Too much space is allocated to education or institutional and none to office or business incubation- I oppose this idea insufficient residential
15. Option seems identical to Campus option.
16. Must include affordable supportive housing
17. Separate retail on Aspen doesn't seem like a good idea
18. Don't like all the institutional uses on 2nd option
19. Not too much of any one thing
20. Too little historic preservation - Walter Reed would just disappear
21. Need to clarify how existing buildings can be integrated into this concept
22. The street grid is attractive
23. Planning does not best integrate historical and environmental scene
24. DC Benefits
25. Not sure about the internal retail
26. Not realistic - doesn't present the community with benefits
27. Don't like it.
28. Looks like Town Center or Campus Light
29. Too insular of a force needs to open the neighborhood
30. None or limited residential on Georgia Ave.

## **Regional District**

### **Regional District: Strongest Components**

1. My preference (2)
2. Recreation (2)
3. Integrates many of the ideas in the Benefits summary (2)
4. Office business incubator and hotel/conference center assuming there is enough demand present for it (2)
5. Good and ambitious plan for drawing in visitors from outside the community (2)
6. Interesting idea but need some super fantastic and/or anchor destination. What would that be?
7. Like #1 better than #2
8. The excitement of it! Large scale - we'd have to ensure parking, traffic & transportation.
9. Smaller scale
10. Concentration of retail and mixed use
11. None - this is not a destination
12. Don't want to replicate Silver Spring. Totally opposed to this model.
13. Don't like idea. We don't need to try to build a 2nd downtown Silver Spring - too close.
14. This option is neither viable nor desirable in a residential area
15. Mix use in example 1 is good
16. Like the idea of small hospitality or conference center
17. Really like the retail space, hotel, residential, mix-use, educational facility
18. Office business incubator
19. Hotel conference center
20. No residential space on Georgia Avenue its not needed
21. Corruption of whole historical scene
22. Eco-development and jobs
23. Anchor drawing people from places other than the neighborhood - can strengthen community, retail viability
24. Good use of rare opportunity
25. Cultural programs for the community
26. Might have the best economic benefits if viable
27. This does not fit into the surrounding community we already have Silver Spring

### **Regional District: Recommendations**

1. Ensure enough residential (3)
2. Parking should be in one spot on campus so people would get a walk. Plus provide a shuttle to Takoma Metro station & bike rentals, maybe Pedi car & other alternatives
3. Favor more small scale retail, focused on needs of local residents
4. Parking
5. Photos during presentation make development look ugly - horrendous
6. Too high density for the area. Like the idea of an education center, but putting conference center in residential area doesn't make sense
7. Favor more small scale retail, focused on needs of local residents
8. Wide use of space -Potential good anchor
9. If you build on past successes THC just had ground breaking at Foot View across from Fort Stevens
10. Attention to historic preservation and green environmental concerns
11. Attract something like Discovery
12. Scratch it!
13. Reduce residential component if practical to avoid empty units
14. Mix with Town Center
15. Step down the intensity so the property borders Brightwood/Aspen St.
16. Rethink ground/topography a historical preserve with better use of historic national treasure to community benefit
17. Needs transportation plan
18. Regional importance but not primary focus

19. Make this site a place for active duty, retired and veterans usage when visiting the city
20. Oppose large allocation to non-income generating uses
21. Ability to move from GA Ave. to 16th Street
22. Change exit north to 12th street to pedestrian-only and recreate grid north of hospital at grade
23. Put hotel, office , retail on Georgia
24. residential on residential streets and cultural on 16th street or in the middle
25. Focus on diversity
26. Like the recreation component however residential should be on Aspen
27. Find a way to bring green space from Georgia Avenue all the way across the space to 16th Street as in the neighborhood district.
28. Replace residential and institutional on Georgia avenue a retail/mixed use

**Regional District: Additional Comments**

1. reject it - no big retail (2)
2. I like it (2)
3. Least attractive of the scenarios (2)
4. People from other parts of city will not come up here -get real!
5. Your idea of open space seems to be paving
6. Do not want to see big box retailer come in. They would attract traffic, with little benefit to neighborhood in terms of good jobs & traffic problems and need for package.
7. Focus more on neighborhood appeal rather than bringing in outsiders
8. This would best fit for me as a resident and expands opens our city, neighborhood to others
9. Use the development of 5th & K Streets as model
10. Why bring in workers from other regions that don't pay DC taxes?
11. Do not like the retail infringement on the large green spaces
12. Consult more broadly with historical preservation, environmental communities
13. Most attractive, an anchor on SW corner and town center (housing atop small retail) that connects with neighborhood and transit
14. I don't like this concept and don't think hotel conference center would work in this economic environment
15. This will not integrate with the current quiet green community and are quiet residential locations not a tourist trap location
16. This is the best one and will be the one which is forward looking in 10, 20, 40 years
17. Any regional aspect should be one that respects the community and does not threaten to overwhelm it such as a cultural institution
18. Not sure this is the right place for regional development
19. must include affordable/supportive housing
20. Unclear of demand for a hotel/conference center
21. Concerns about traffic impact; crime and impact on residential neighborhoods
22. Don't want to become another urban outdoor mall with a suburban feel
23. Risk Regional Center plan would be seen as competition by Silver Spring and squelched by Maryland politicians



## **Town Center**

### **Town Center Strongest Components**

1. I prefer this concept - great neighborhood feel, pedestrian friendly, alternative retail, include walking and bike trails, and include residential for workforce and affordable housing (6)
2. Very nice mix of uses, appropriately honoring the values that have come out of the meeting (3)
3. Residential on Aspen is preference (2)
4. Best option for viable retail to residents that doesn't overwhelm the neighborhood (2)
5. Retail and limited residential use (2)
6. Like the Town Center on second page with neighborhood number 1
7. like the higher density development are in the center of the 62 acres
8. I like it - smaller scale development
9. Best for retail -residential mixed use
10. This is the concept that offers the best opportunity to serve as many of the needs, ideas and populations of the area
11. Not as dense as regional center more appropriate for neighborhood. But still too much space for retail versus green/community space
12. Make sure there are day and night uses of the area
13. Inclusion of recreation
14. Retail would be focused on residents.
15. Retail use is good but too much residential is not good
16. This idea is excellent however it may take away the peacefulness of the neighborhood
17. Like the node development so retail is not strung out along Georgia or Aspen
18. Cluster with lots of diverse housing options
19. Like the right side depiction better than the left side because of the retail/entertainment usage
20. Going to be a great change for the community. Jobs in general very important.
21. Retail versus mixed use
22. Especially liked option 2
23. Housing
24. Commit to the history of campus' connection to Ft. Stevens and Civil War Cemetery
25. Connect to Rock Creek Park -new access points
26. Destination possible for music, movies in town square
27. Combination of retail with some business to support it
28. Family friendly place - draw people to it
29. like to have a mix of residential and recreation
30. Nice to have hotel/hospitality near recreation and park (Rose garden fountain)

### **Town Center Recommendations**

1. Maximize the variety of uses (3)
2. Hospitality and office needs to be on Georgia (2)
3. Wonder how this will affect Silver Spring
4. Need more residents with cash to support this idea
5. Better use of non-motorized and pedestrian
6. Keep existing green space
7. Consider ways to broaden window of time this would be in use
8. Maintain green space along Georgia & keep more green space in other areas. Should include picnic areas, dog parks, place for outdoor concerts, film screenings.
9. An inviting, comfortable, neighborly town center in from Georgia Avenue not on Georgia Avenue frontage.
10. Alternative transportation modes taking into consideration Takoma Metro station - like bike rentals
11. Only small areas for retail, mixed with residential and institutional.
12. Favor retail focused on immediate needs on immediate neighborhoods, café, bakeries, restaurants
13. Try to integrate more quality of the neighborhood
14. May be difficult to design however while saving already existing buildings

15. Integrate some of this into Neighborhood district and include daycare and education
16. More recreational space - bike paths to allow access to Rock Creek park
17. Residential on residential streets
18. More cultural on 16th Street
19. When you recreate the formal garden south of the Red Cross building enlarge the link between the chiller plant. That little covered walkway is used way more than you would guess. Essential link to parking garage too.
20. must include affordable, supportive housing
21. medium density residential
22. Eliminate entertainment - there must be balance
23. Self-help housing such as Habitat for Humanity
24. Needs to stand out versus Silver Spring
25. Add some nice restaurants
26. Need parking area
27. 20 mile speed limit
28. Improve lighting at night
29. Cautious about the marketability of retail internal to the property
30. Focus on retail, tax generating entities and business to provide jobs for DC taxpayers
31. Need fewer residential options and more business institutions, education centers that would serve the community as well as draw outsiders into the neighborhood
32. Would like to see a "town Center" appropriate cultural venue for small outdoor concerts, farmers market, festivals along Georgia Avenue
33. Georgia Ave. would not make a good retail street in this location because of traffic (safety) and residential use on east side.
34. Old hospital could house museum, art galleries/library and small shops
35. Retail on Georgia Ave. may oversupply and already oversupplied area

#### **Town Center Additional Comments**

1. My favorite (3)
2. Where's the firehouse? (2)
3. Cannot compete with Takoma Park
4. Put firehouse on Georgia & Aspen
5. Do not like paving, plans, photos
6. No straight line, boring, uninviting line of retail on Georgia Avenue
7. No pawn shops. No big retail.
8. Don't like the crowding of main drive by the new construction which would take away from open space
9. Concerns about traffic impact and crime -what kind of residential properties are being considered
10. Hospitality doesn't make sense as there isn't enough in terms of local attractions and it will put a strain on transportation
11. Strong proposal
12. Don't we have a Town Center in Silver Spring less than 2 miles away?
13. Like any plan that opens area to 16th St., Aspen, Fern & Alaska Avenues
14. Rethink - destroying historical property with economic, cultural impact
15. Corrupting the whole attractive idea of a campus - does everything have to be developed?
16. Minimize residential if practical
17. Consider this option as priority
18. Big supporter of THC, affordable housing and social service support
19. limit amount of retail on Georgia Avenue that would turn it into a "Las Vegas" strip